Box 14

37015-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074441 DEEDWARR
11/22/2023 09:53:17 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20231122-0090885

File No. AT-23-5591

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2023

Kimberly Beard
Notary Public

MY COMMISSION EXPIRES: 7-7-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Ann Everest	New Owner	
(NAME)	(NAME)	
3545 Harpeth Springs Drive		141-06-0C-140.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Monica Ziebell and Daniel Ziebell, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Ann Everest, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Final Plat of Riverbridge, Phase 2, Section 2 of record in Plat at Instrument No. 20100302-0015635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monica Ziebell and Daniel Ziebell, wife and husband by Warranty Deed from Gagandeep Kaur Joshi and Ranjul Joshi of record in Instrument No. 20170829-0088644 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on August 29, 2017.

This is property more commonly known as 3545 Harpeth Springs Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: **Conveyance of the above described property is subject to the following: 1)The Plan of record in Instrument No. 20100302-0015635, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 2, of record in Instrument No. 20100330-0023630, Register's Office for Davidson County, Tennessee; 3) By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee; 4) Charter of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee; 5) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee; 6) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee; 7) Easement for flow of the waters of the Harpeth Rivers and the**

rights of public therein; 8) Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and in Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee; 9) Easement for ingress and egress to cemetery retained in the deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee; 10) Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, Register's Office for Davidson County, Tennessee; 11) Deed of Easement by and between CSX Transportation, Inc., and Beazer Homes Corp., of record in Instrument No. 20090508-0042536, Register's Office for Davidson County, Tennessee; 12) Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20100330-0023631, Register's Office for Davidson County, Tennessee; 13) Taxes for the current year prorated and paid by the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 21st day of November, 2023.

Monica Zuell by Ryan Lux attorney in fact
Monica Ziebell by Ryan Lux, her Attorney-In-Fact

Daniel Zuell by Ryan Lux attorney in fact
Daniel Ziebell by Ryan Lux, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Monica Ziebell and Daniel Ziebell, and that this instrument was executed on behalf of the said Monica Ziebell and Daniel Ziebell for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20231122-0090884, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027